WARRANTY DEED

Karen Johnson Davidson County
Batch# 1311333 DEEDWARR
08/18/2025 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,700.76
20250818-0065690

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,666.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF August, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-8-2028

(AFFIX SEAL)

TIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
2324 Merry St, LLC	New Owner	
(NAME) 1318 Kettlehook Lane	(NAME)	092-07-0Y-002.00-CO
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **2400 Merry St, GP, a Tennessee General Partnership**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **2324 Merry St, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Twentythree-Twenty Merry Street, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220926-0106568, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 2400 Merry St, GP, a Tennessee general partnership by Warranty Deed from MT. Nebo Baptist Church of record in Instrument No. 20211112-0150737 Register's Office for Davidson County, Tennessee, dated November 03, 2021 and recorded on November 12, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 2322 B Merry St. Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of August, 2025.

2400 Merry St, GP by Ewing Holdings, LLC, Partner

By Tony Ewing, Member of Ewing Holdings, LLC

2400 Merry St, GP by Marengo St. Investments, LLC, Partner

By Derrick Salter, Member of Marengo St. Investments, LLC

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally (via audio/video communication) appeared **Tony Ewing**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of **Ewing Holdings, LLC, Partner of 2400 Merry St, GP** , and that he as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **2400 Merry St, GP**, in his capacity as Member of **Ewing Holdings, LLC, Partner of 2400 Merry St, GP.**

WITNESS my hand and official seal at office this 15th day of August, 2025.

Notarized online using audio-video communication

Notary Public

My Commission Expires: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared (via audio/video communication) Derrick Salter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of **Marengo St. Investments, LLC, Partner of 2400 Merry St, GP** and that he as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **2400 Merry St, GP** , in his capacity as Member of **Marengo St. Investments, LLC, Partner of 2400 Merry St, GP**.

WITNESS my hand and official seal at office this 15th day of August, 2025.

Notary Public

My Commission Expires: 05/16/2027

Notarized online using audio-video communication

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **August 15, 2025** .

Affiant Signature

08/18/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **August 18, 2025** .

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY